

Examples of Standards & Nuisance Violations:

- It is a violation to allow any and all structures to become substandard by lack of maintenance or for lack of replacement from damage to any minimum building component, roof, windows, decaying wood, etc.



- It is considered a public nuisance for any property to allow the accumulation of junk, debris, rubbish and garbage to continue long enough to substantially annoy, injure or endanger the comfort, health, repose or safety of the public.

- All residential and business garbage containers shall be kept in sanitary condition and closed tightly. The contents of all receptacles shall be so protected that the wind cannot blow out and scatter the contents over the street, alleys, and premises of the city.



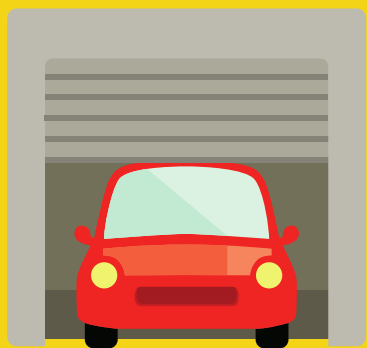
- It is prohibited to allow a dilapidated, unsanitary stagnant swimming pool to continue long enough to become a danger to the occupants or the public.

- All swimming pools shall at all times be fully enclosed by an approved maintained barrier.
- Improper discharges of sewer, water and unimproved substances.



- All dilapidated fences and accessory buildings shall be removed or repaired and maintained to the minimum standards.

- Parking of any vehicle on an unimproved surface such as grass or mud is prohibited.
 - It is also prohibited for commercial vehicles which are more than 9.5 feet in height and more than 9 feet in length from parking on public streets, in driveways or on private property in any residential districts or areas not zoned for residential use, but where the predominant land use is residential.



- Abandoned, discarded, dismantled or unregistered vehicles, boats are required to be stored inside an enclosed building.

- It is prohibited to occupy for habitation any structure without first having all minimum utilities in proper working order.



- It is prohibited to occupy any recreational vehicle outside an approved manufactured home park.

- Illegal Home businesses

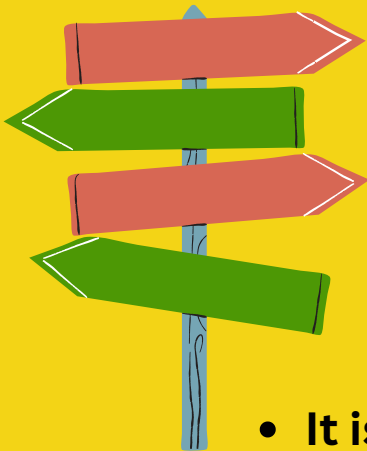


- It is a requirement to at all times have permanently mounted address numbers visible from the street. (Emergency personnel must be able to see address numbers).



- It is considered illegal dumping and a violation for anyone to place any and all trash or garbage at the curb in front of a vacant lot or at the curb in front of a vacant unoccupied home/structure (whether paying for service or not).

- It is a requirement for all tree trimming contractors to completely remove from the City, all of their contracted debris and is a violation to place any of their debris at the curb for City removal.
- It is a requirement for tree trimming contractors working within the Nederland city limits to secure a no cost permit through the office of the Code Enforcement Department for each job location.



- Illegally placed signs
- Other general nuisances violations

- It is prohibited for any property owner to allow the grass to grow to a height greater than six inches from the surface of the ground.



Penalty for noncompliance:

In the event of the failure of the owner or occupant or person in control of the property to bring property into compliance with the minimum standards, the City will file charges in Municipal Court and/or contract the work for compliance to be performed and a lien filed on the property or request that the fine be in the amount the city incurred for bringing the violation into compliance.

Important Notes and Terms:

Motor Vehicles - no abandoned or discarded motor vehicle/boats and recreational vehicles is prohibited from being parked, kept or stored on any premises in a state of major disassembly, disrepair or in the process of being stripped, dismantled or painted unless completely enclosed inside a structure.

Accumulation of rubbish or garbage - all exterior property and premises, and the interior of every structure, shall be kept free from any accumulation of rubbish or garbage.

Rubbish - to include combustible and noncombustible waste materials, the term shall include waste, the residual from burning, the burning of wood, coal and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral waste, glass, crockery, appliances and any materials or items not specifically designed, listed or approved by the manufacture listings to be stored outside in the elements to include appliances, furniture, cloths and other materials or items.

Infestation/Rodent - it the presence, within contiguous to, a structure or premises of insects, rats, vermin or other pests.